



City Council Budget Goal Setting Session for the FY 2019 Budget

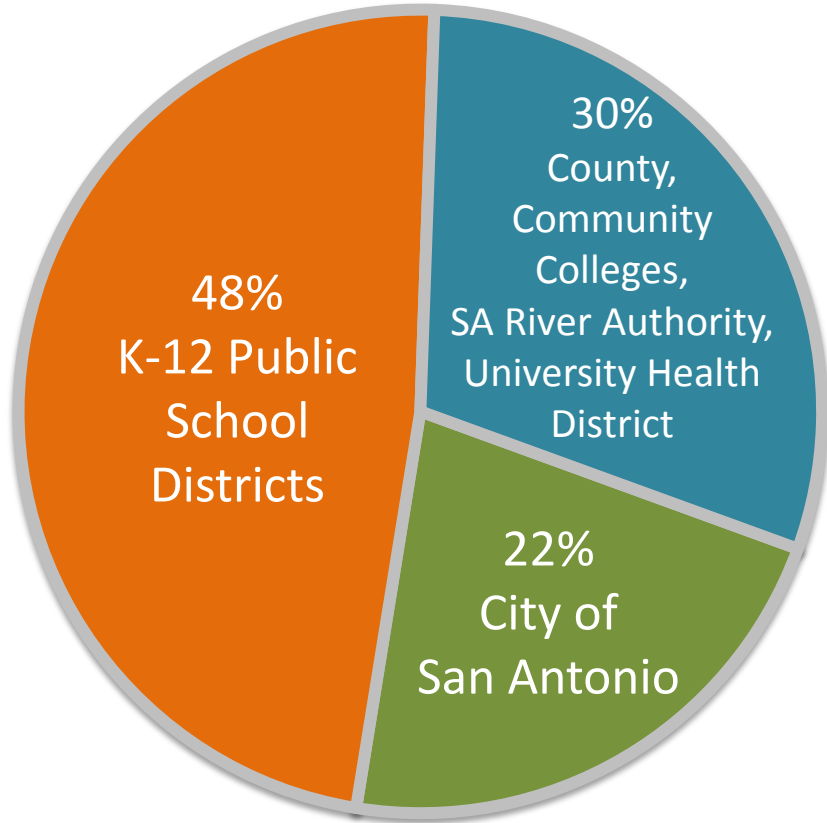
Property Tax Analysis

Presented by:

Ben Gorzell, Chief Financial Officer

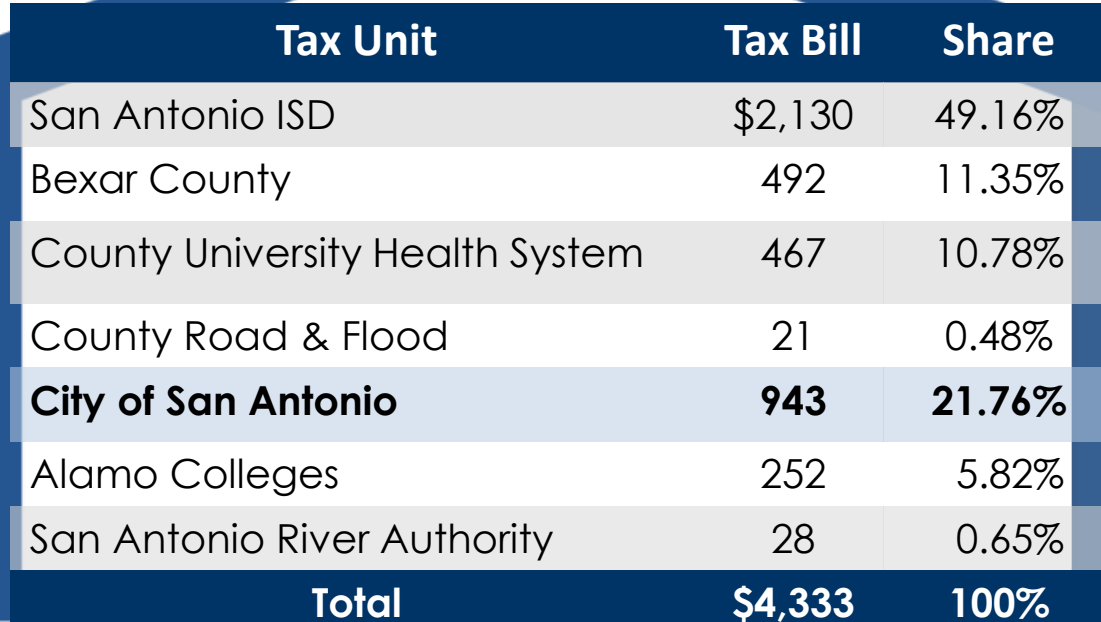
May 30, 2018

Distribution of Property Tax Bill



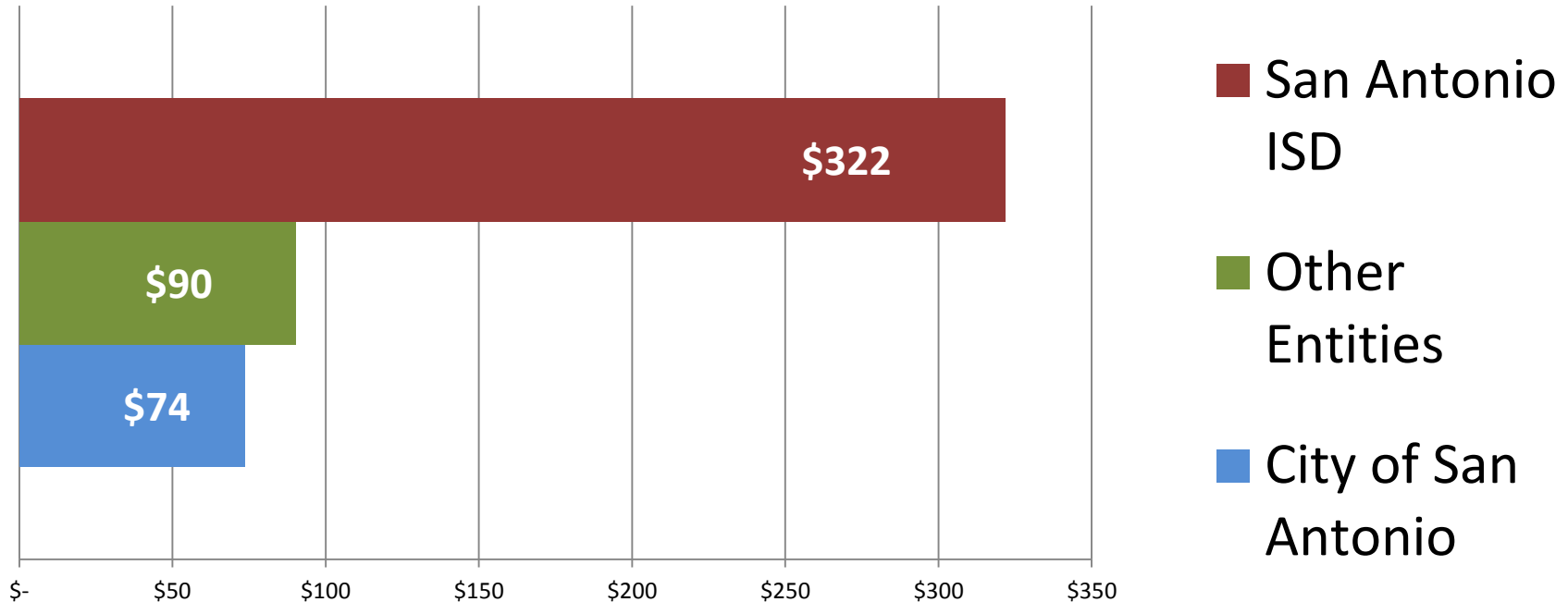
The City of San Antonio receives approximately 22% of the property tax bill

Property Tax Bill for Average Homestead: \$168,963

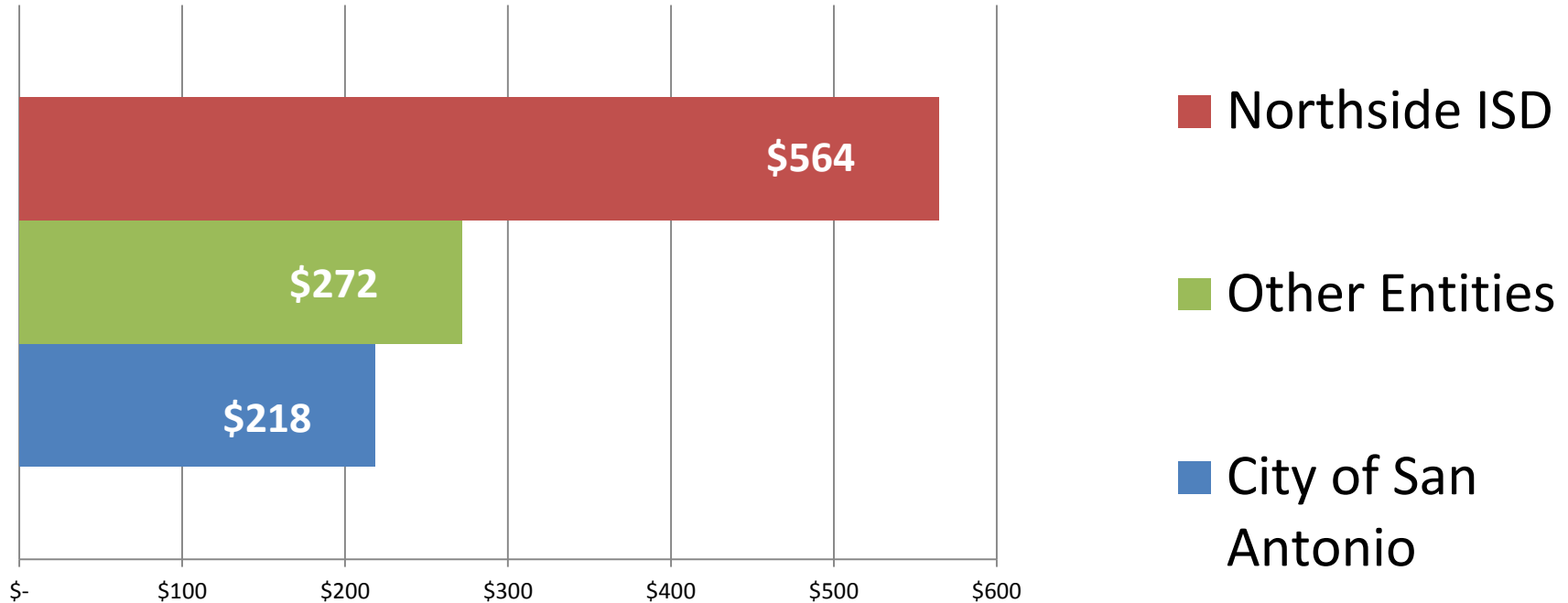


Tax Unit	Tax Bill	Share
San Antonio ISD	\$2,130	49.16%
Bexar County	492	11.35%
County University Health System	467	10.78%
County Road & Flood	21	0.48%
City of San Antonio	943	21.76%
Alamo Colleges	252	5.82%
San Antonio River Authority	28	0.65%
Total	\$4,333	100%

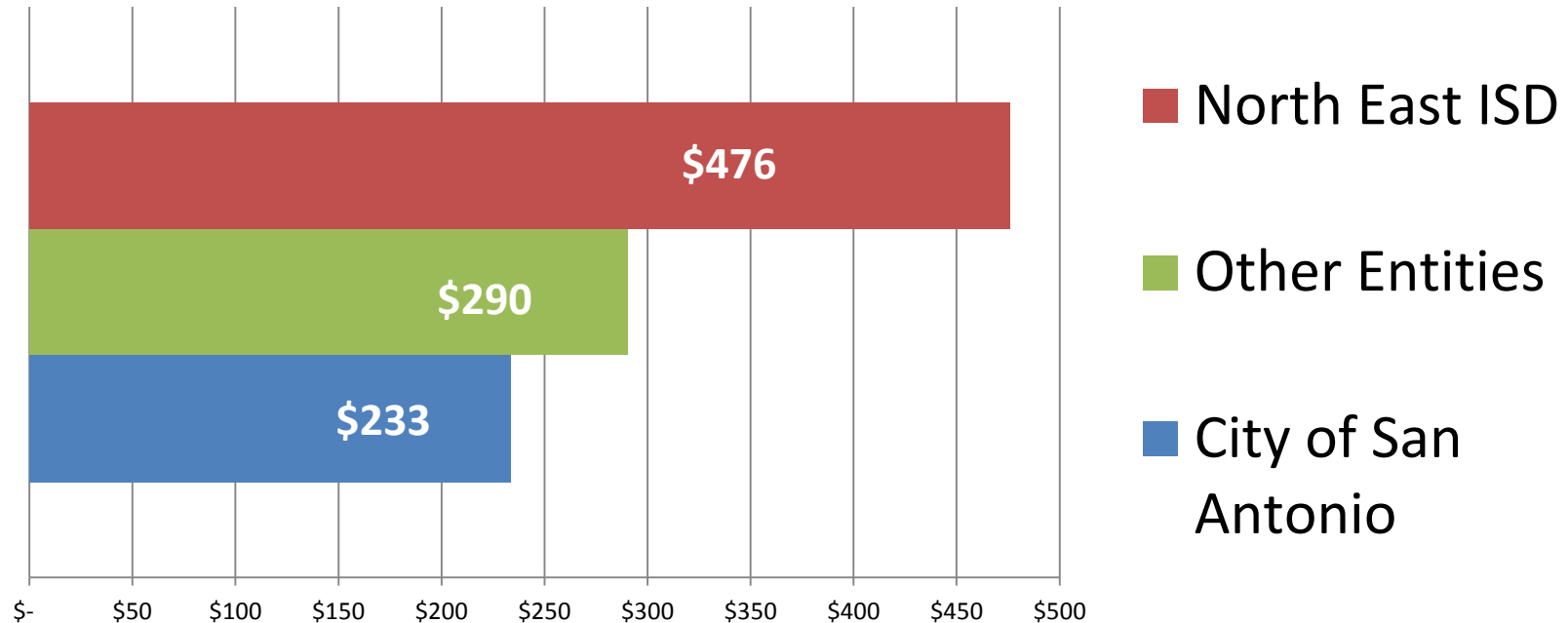
Tax Bill Increase for Average Homestead in SAISD for 2013-2017



Tax Bill Increase for Average Homestead in Northside ISD for 2013-2017



Tax Bill Increase for Average Homestead in North East ISD for 2013-2017



San Antonio Property Tax Statistics

FY 2018

Total Assessed Valuation:	\$124.3 Billion
Less: Exemptions	<u>16.7 Billion</u>
Total Taxable Valuation	\$107.6 Billion

Residential	\$49.0 Billion
Commercial	\$30.5 Billion
Multi-Family	\$12.6 Billion
Personal Property	\$10.4 Billion
Other	\$5.1 Billion

San Antonio Property Tax Statistics FY 2018

472,048

Parcels on City
Property Tax
Rolls

230,210

Homesteads

Optional Exemptions with Tax Freeze

✓ **92,847** Over-65

✓ **8,624** Disabled Persons

Statutory Exemptions

✓ **29,500** Disabled Veteran

Residential Homestead Properties ¹

Years In Home ²	Number of Homesteads ³	% of HS With Over-65 & Disabled
< 10	93,769	25%
11 to 20	72,052	37%
21 to 30	34,124	71%
> 30	31,118	94%
Total	231,063	45%

¹ Data from Bexar Appraisal District 2018 Preliminary Roll (May 10, 2018).

² Includes residences that submitted Residence Homestead Exemption application to BCAD.
Number of years based on initial qualification year for the homestead exemption.

³ Properties include single family residences and mobile homes that are qualified homesteads.

Residential Homestead Properties

65,000

Owned Homes

Over 20 Years

82% Receive Over-65 or Disabled
Persons exemption with Tax Freeze

53,392 - Homes

Residential Homestead Properties

166,000

Owned Homes

**20 Years
or Less**

30% Receive Over-65 or Disabled
Persons exemption or Tax Freeze

50,185 - Homes

Homestead Exemption

Estimated Annual Tax Savings to Homeowner

Homestead Value	Total Tax Bill	COSA Tax Bill	\$5K Exemption	5% Exemption	10% Exemption	20% Exemption
\$100,000	\$2,436	\$558	\$28	\$28	\$56	\$112
\$200,000	\$5,251	\$1,117	\$28	\$56	\$112	\$223
\$300,000	\$8,066	\$1,675	\$28	\$84	\$167	\$335
\$500,000	\$13,696	\$2,791	\$28	\$140	\$279	\$558

Average

\$168,963	\$4,333	\$943	\$28	\$47	\$94	\$189
-----------	---------	-------	------	------	------	-------

Impact to General Fund

\$3,760,405 \$7,113,180 \$13,816,935 \$27,431,122

Impact to Debt Service

2,293,525 4,338,431 8,427,148 16,730,635

Total Impact

\$6,053,930 \$11,451,611 \$22,244,083 \$44,161,757

Tax Rates and Local Option Exemption

Jurisdiction	Taxable Valuation (\$ In Billions)	FY 2018 Rate	Local Homestead	Over-65 Exemption	Disabled Exemption	Senior Tax Freeze	Revenue Foregone ¹ (\$ In Millions)
Houston	\$231.13	0.58421	20%	\$160,000	\$160,000	N	\$177.31
Austin	\$138.78	0.44480	8%	\$85,500	\$85,500	N	\$30.78
Dallas	\$118.31	0.78040	20%	\$90,000	\$90,000	N	\$115.60
San Antonio	\$107.59	0.55827	0	\$65,000	\$12,500	Y	\$47.00
Fort Worth	\$60.95	0.80500	20%	\$40,000	\$40,000	Y	\$56.05
El Paso	\$34.09	0.80343	.01%	\$40,000	\$40,000	N	\$19.33
Corpus Christi	\$20.31	0.60626	10%	\$50,000	\$50,000	Y	\$17.52

¹ Includes over-65 and disabled exemptions, tax freeze, and local homestead. Does not include disabled veteran exemptions.

Values and Exemptions

San Antonio & Austin

	San Antonio	Austin
Tax Rate	\$0.55827	\$0.44480
Total Assessed Valuation	\$124.3 Billion	\$160.9 Billion
Number of Parcels	472,048	263,263
Average Taxable Homestead Value	\$168,963	\$281,069
Average Tax Bill	\$943	\$1,250
Over-65 Exemptions	92,847	35,505
Number of Disabled Persons Exemptions	8,624	2,387
Tax Freeze	Yes	No
Optional Homestead Exemption	0%	8%
Revenue Foregone Due to Over-65/Disabled Persons/Tax Freeze/Homestead Exemptions	\$47 Million	\$30.8 Million
Number of Veterans	107,359	37,451
Number of Disabled Veterans Exemptions	29,500	4,269
Revenue Foregone Due to Disabled Veterans Exemptions	\$7.8 Million	\$1.3 Million
Total Revenue Foregone Due to Exemptions & Tax Freeze	\$54.8 Million	\$32.1 Million
Value Loss as a % of Total Assessed Value	7.9%	4.5%

Other Considerations

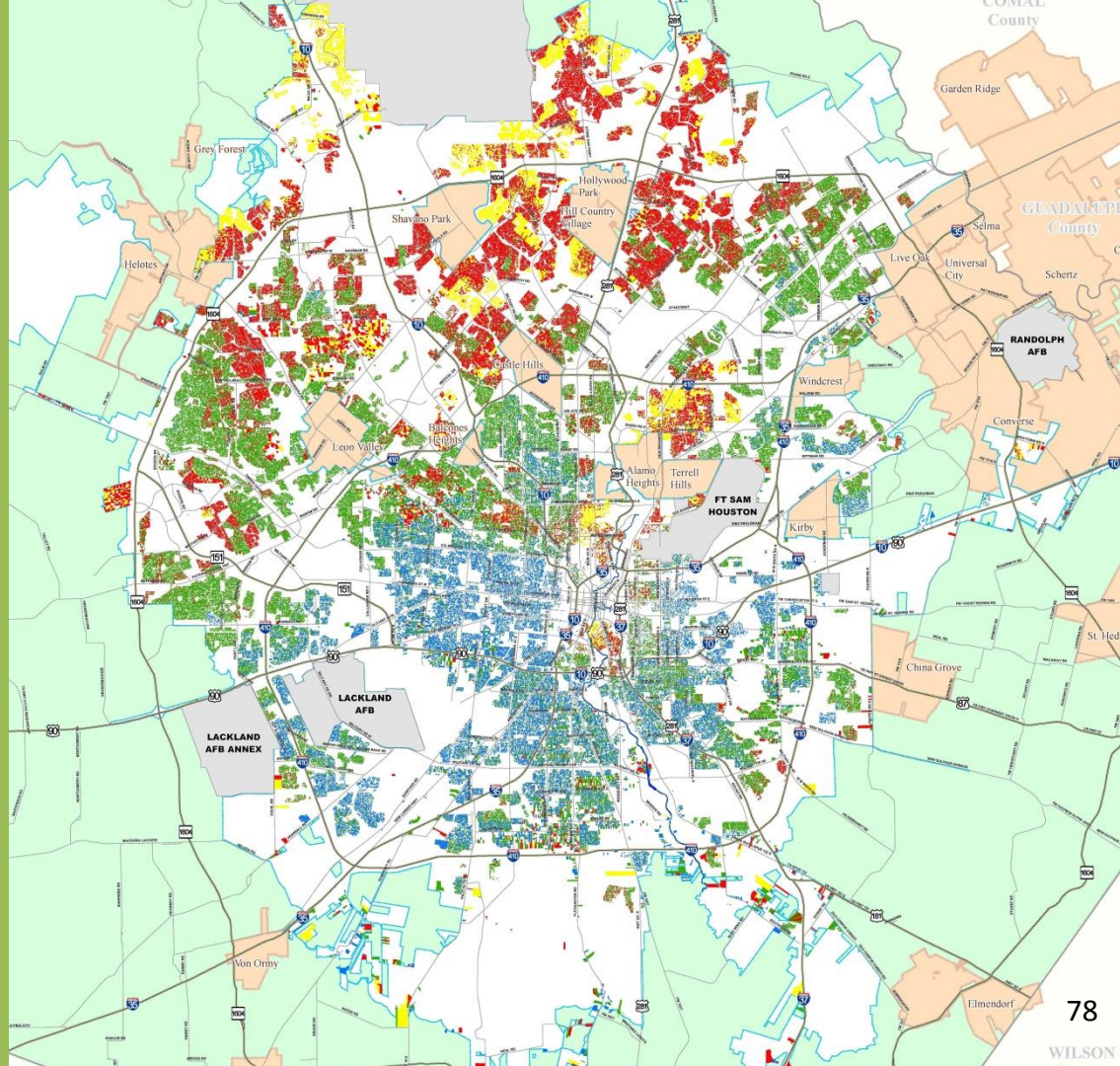
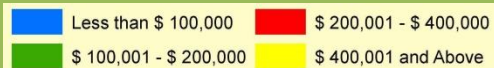
State Legislative Session

- 2019 Legislative Session will likely include consideration of revenue cap legislation
- Governor Abbott's Recent Tax Proposal reduces property tax rollback rate from 8% to 2.5%

Potential Federal Budget Impacts

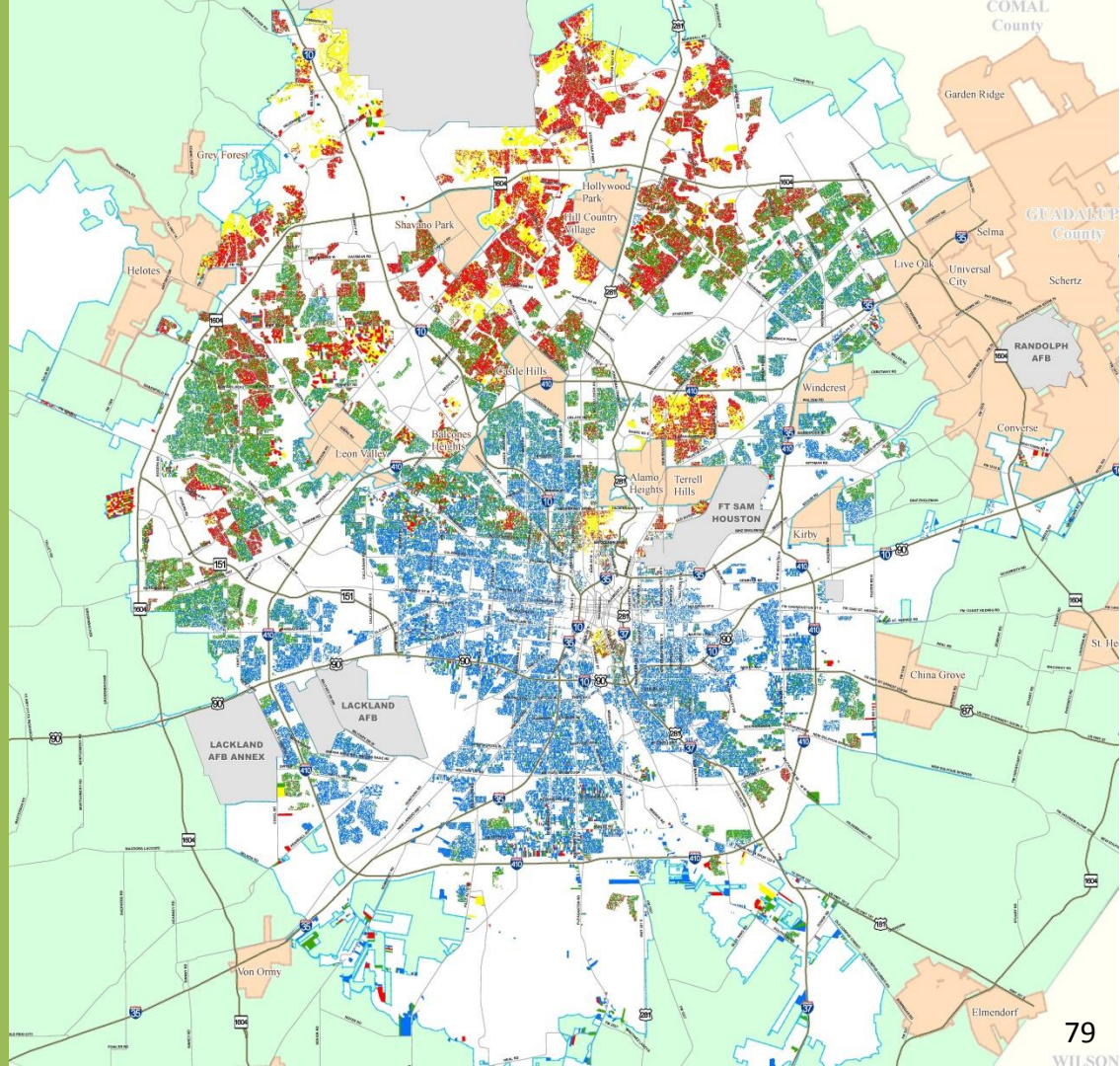
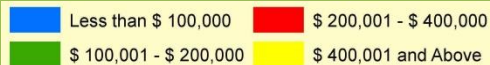
Homesteads

Market Value

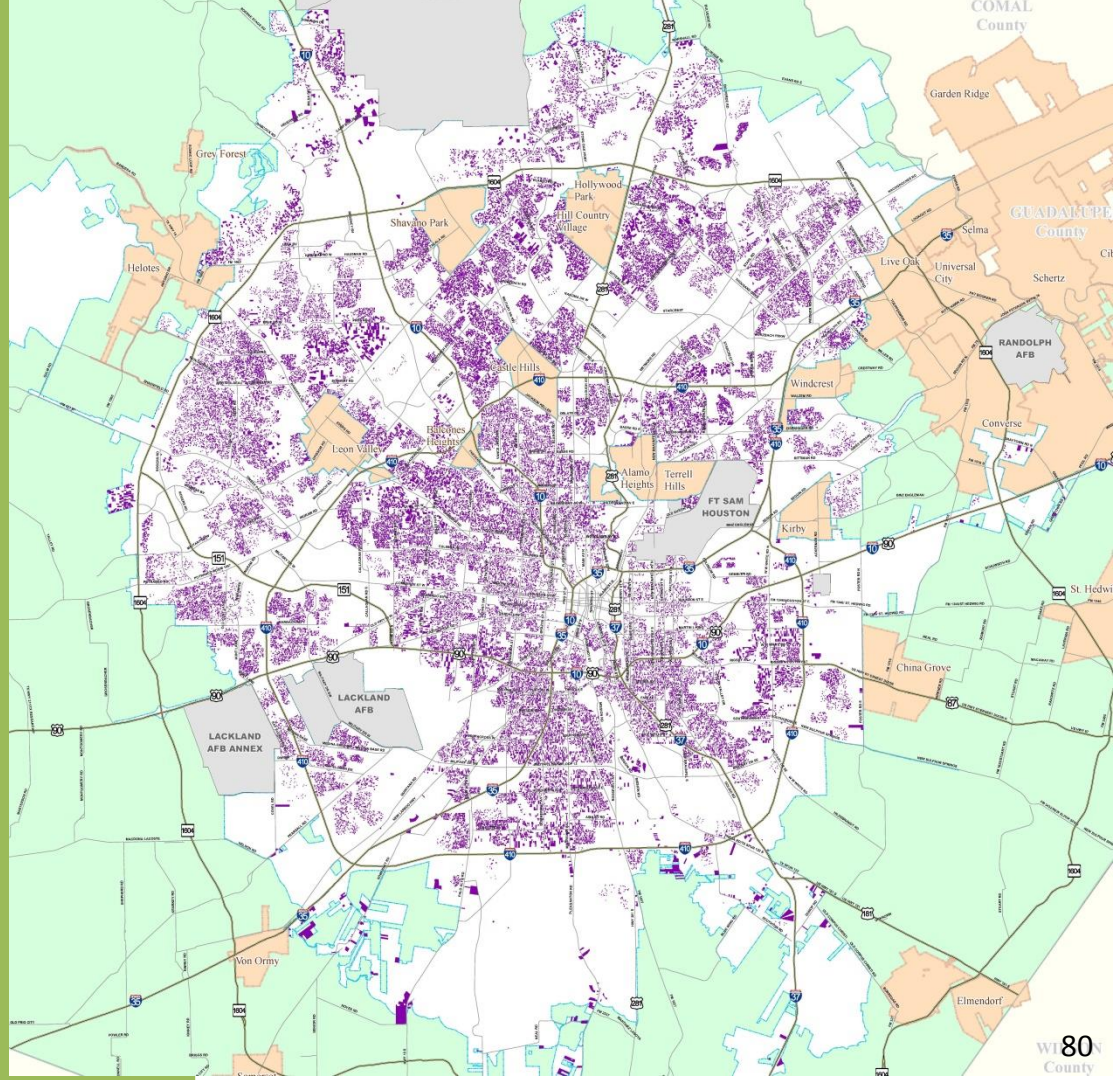


Homesteads

Taxable Value



Over-65 Exemption





City Council Budget Goal Setting Session for the FY 2019 Budget

Property Tax Analysis

Presented by:

Ben Gorzell, Chief Financial Officer

May 30, 2018